



**Request for MCDA Board of Commissioners Action  
From the Department of Community Planning & Economic Development**

Date: June 22, 2004

To: MCDA Board of Commissioners

Prepared by Tiffany Glasper, Project Coordinator III, Phone 612-673-5221  
Presenter in Committee: Tiffany Glasper, Project Coordinator III

Approved by Chuck Lutz, Deputy CPED Director \_\_\_\_\_  
Lee Pao Xiong, Director, Housing \_\_\_\_\_

**Subject:** Land Sale – Public Hearing  
Jordan – Vacant Housing Recycling Program

**RECOMMENDATION:** Approve sale of 2721 Humboldt Avenue North to Renewed Dwellings, Inc. for \$17,600.

**Previous Directives:** MCDA acquired 2721 Humboldt Avenue North on September 9, 1994.

**Financial Impact** (Check those that apply)

- No financial impact - or - Action is within current department budget.  
(If checked, go directly to Background/Supporting Information)
- Action requires an appropriation increase to the Capital Budget
- Action requires an appropriation increase to the Operating Budget
- Action provides increased revenue for appropriation increase
- Action requires use of contingency or reserves
- Other financial impact (Explain): Sale of this parcel will eliminate future property management expenses.
- Request provided to the Budget Office when provided to the Committee Coordinator

**Community Impact**

Ward: 3

Neighborhood Notification: Jordan Area Community Council's Housing Committee reviewed the proposal presented by Renewed Dwellings' on May 4, 2004 and recommended approval of that proposal.

City Goals: Foster the development and preservation of a mix of quality housing

types that is available, affordable, meets current needs and promotes future growth

Comprehensive Plan: Chapter 4, Section 4.9 states “Minneapolis will grow by increasing its supply of housing” and Section 4.11 states “Minneapolis will improve the availability of housing options for its residents.” Also this area is designated for low density housing in accordance with the Land Use Policy Map.

Zoning Code: Complies. 2721 Humboldt Avenue North is zoned R1A.

Living Wage/Job Linkage: NA

Other: None

**BACKGROUND/SUPPORTING INFORMATION:**

| <b><u>PARCEL</u></b> | <b><u>ADDRESS</u></b>      | <b><u>SALE PRICE</u></b> |
|----------------------|----------------------------|--------------------------|
| JOR 41-20            | 2721 Humboldt Avenue North | \$17,600                 |

**PURCHASER**  
Renewed Dwellings, Inc.  
7005 52<sup>nd</sup> Avenue North  
Crystal, MN 55428

MCDA acquired 2721 Humboldt Avenue North from HUD on September 9, 1994. The parcel contained a vacant and blighted single family home. The lot size is 33’ x 126’ = 4,158 sq. ft.

**PROPOSED DEVELOPMENT:**

**Renewed Dwellings, Inc.** is proposing construction of a two-story single family home with a detached, two-car garage. The home will contain four bedrooms, two bathrooms and a total of approximately 1,500 sq. ft. of finished living space. They have estimated the home’s value upon completion at \$175,000 and it will be sold to an owner-occupant.

**LAND DISPOSITION POLICY:**

This lot is buildable as defined by CPED’s policy.

**FINANCING:**

Renewed Dwellings, Inc. has demonstrated sufficient financing for the proposed new construction project. The developer has submitted a financing approval letter from Alpine Capital, LLC and evidence of sufficient funds available from the developer’s own resources.

**OFFERING PROCEDURE:**

Public advertisement. The sale price reflects the appraised reuse value for this parcel.

**COMMENTS:**

2721 Humboldt Avenue North has been available to the public via our web site since August 2003.

CPED staff received a development proposal from Renewed Dwellings, Inc. for the redevelopment of 2721 Humboldt Avenue North. There were no competing proposals.

Renewed Dwellings, Inc. is a non-profit entity with whom CPED/MCDA has previously worked with on two other new construction projects—2642 Girard Avenue North and 3119 Morgan Avenue North. Both of these previous projects went smoothly, were of sound quality construction and have been sold to owner-occupants.

Representatives from Renewed Dwellings, Inc. presented their proposal at the May 4, 2004 meeting of the Jordan Area Community Council's Housing Committee. Members of JACC's Housing Committee recommended approval of Renewed Dwelling Inc's proposal.

CPED's staff conducted a formal professional review of the proposal and supports the neighborhood's recommendation. Staff recommends the sale of 2721 Humboldt Avenue North to Renewed Dwellings, Inc.

# RESOLUTION

of the

## MINNEAPOLIS COMMUNITY DEVELOPMENT AGENCY

By \_\_\_\_\_

Authorizing Sale of Land  
Vacant Housing Recycling Program-Jordan  
Disposition Parcel No. JOR 41-20

**WHEREAS**, the Minneapolis Community Development Agency, hereinafter known as the Agency, has received an offer to purchase and develop Disposition Parcel JOR 41-20, in the Jordan neighborhood, from Renewed Dwellings, Inc., hereinafter known as the Redeveloper, the Parcel JOR 41-20, being the following described land situated in the City of Minneapolis, County of Hennepin, State of Minnesota to wit:

### LEGAL DESCRIPTION

Lot 3, Block 1, Miller's Subdivision of Lot "F" Babbitts Outlots to Minneapolis.

**WHEREAS**, the Redeveloper has offered to pay the sum of \$17,600, for Parcel JOR 41-20 to the Agency for the land, and the Redeveloper's proposal is in accordance with the applicable Redevelopment Plan and/or Program; and

**WHEREAS**, the Redeveloper has submitted to the Agency a statement of financial responsibility and qualifications; and

**WHEREAS**, the Agency has had the re-use value reviewed by an appraisal expert, stating that the re-use value opinion is consistent with the accepted methods in aiding the Agency in determining a re-use value for the Parcel; and

**WHEREAS**, pursuant to due notice thereof published in *Finance and Commerce* on June 11, 2004, a public hearing on the proposed sale was duly held on June 22, 2004, following the regularly scheduled Community Development Committee meeting of the City Council, at the Minneapolis City Hall, 350 South 5th Street, Room 317, at 1:30 p.m., in the City of Minneapolis, County of Hennepin, State of Minnesota.

**NOW, THEREFORE, BE IT RESOLVED**, that the re-use value for uses in accordance with the Vacant Housing Recycling Program-Jordan plan, as amended, is hereby estimated to be the sum of \$17,600 for Parcel JOR 41-20, and

**BE IT FURTHER RESOLVED**, that the acceptance of the offer and proposal is hereby determined to be in accordance with the Agency's approved disposition program and it is further determined that the Redeveloper possesses the qualifications and financial resources necessary to acquire and develop the parcel in accordance with the Redevelopment Plan and/or Program; and

**BE IT FURTHER RESOLVED**, that the proposal be and the same is hereby accepted, subject to the execution of a contract for the sale of land. Furthermore, that the Executive Director or other appropriate official of the Agency be and the same is hereby authorized to execute and deliver the contract to the Redeveloper; provided, however, that this Resolution does not constitute such a contract and no such contract shall be created until executed by the Executive Director or other appropriate official of the Agency; and

**BE IT ALSO FURTHER RESOLVED**, that the Chairman and Secretary, or any other two Commissioners of the Agency, are hereby authorized to execute and deliver a conveyance of the land to the Redeveloper in accordance with the provisions of the executed contract and upon payment to the Agency for the purchase price thereof; provided, however, that this Resolution does not constitute such a conveyance and no such conveyance shall be created until executed by the Chairman and Secretary, or any other two Commissioners of the Agency.

| RECORD OF COMMISSIONER VOTE |     |     |              |     |      |                         |              |     |                        |    |     |      |      |
|-----------------------------|-----|-----|--------------|-----|------|-------------------------|--------------|-----|------------------------|----|-----|------|------|
| Commissioner                | Aye | Nay | NV           | Abs | Ovrd | Sust                    | Commissioner | Aye | Nay                    | NV | Abs | Ovrd | Sust |
| Benson                      |     |     |              |     |      |                         | Ostrow       |     |                        |    |     |      |      |
| Colvin Roy                  |     |     |              |     |      |                         | Samuels      |     |                        |    |     |      |      |
| Johnson                     |     |     |              |     |      |                         | Schiff       |     |                        |    |     |      |      |
| Johnson Lee                 |     |     |              |     |      |                         | Zerby        |     |                        |    |     |      |      |
| Lane                        |     |     |              |     |      |                         | Zimmermann   |     |                        |    |     |      |      |
| Lilligren                   |     |     |              |     |      |                         | Goodman,     |     |                        |    |     |      |      |
| Niziolek                    |     |     |              |     |      |                         | chair        |     |                        |    |     |      |      |
| Vote: NV - Not Voting       |     |     | Abs - Absent |     |      | Ovrd - Vote to Override |              |     | Sust - Vote to Sustain |    |     |      |      |

**ADOPTED** \_\_\_\_\_.

\_\_\_\_\_  
Chairperson

**APPROVED**  
**NOT APPROVED**  
**VETOED** \_\_\_\_\_.

\_\_\_\_\_  
Mayor



May 11, 2004

Tiffany Glasper, Project Coordinator  
Single Family Housing Development  
Community Planning and Economic Development  
105 5th Avenue South  
Minneapolis, MN 55401

Re: Recommendations for lot purchases

On May 4, 2004, the Housing Committee, which has been empowered by the Board of Directors of the Jordan Area Community Council (JACC) to make decisions and recommendations on its behalf in matters of Housing met and passed a motion to support the following recommendation regarding approval of purchases of vacant lots presented on at the May 4<sup>th</sup> meeting:

1. 2112 25th Avenue North-John Hubbarb (no competing offers)
2. 2721 Humboldt Avenue North-Renewed Dwellings, Larry Carlson (no competing offers)

Please feel free to contact me with any questions.

Sincerely,

Jonathan Palmer

Address: 2721 Humboldt Avenue North  
Parcel: JOR 41-20  
Purchaser: Renewed Dwellings, Inc.  
Sq. Footage: 5,164 sf  
Zoning: R1A

# WARD 3



